



City of Bristol
Zoning Commission

REGULAR MEETING - MONDAY, AUGUST 11, 2025
CITY HALL COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:

Zoom Meeting link:

[https://bristolct-gov.zoom.us/j/84181604128?pwd=nrJbVwDcugZ5669pWKOc1b6AupCatn.](https://bristolct-gov.zoom.us/j/84181604128?pwd=nrJbVwDcugZ5669pWKOc1b6AupCatn.1)

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Meeting ID:

841 8160 4128

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Approval of Minutes
 - a. Regular Meeting - July 14, 2025
 - b. Special Meeting - July 24, 2025
3. Receipt of New Applications
 - a. Application #2539 - Special Permit for a Commercial Kennel at 135 Cross Street; Assessor's Map 3, Lot 15; I (General Industrial) zone; Jon Rondeau, applicant.
 - b. Application # 2540 - Special Permit for the Adaptive Re-Use of an ex-siting non-residential building for a) business or professional offices, including medical and dental offices; b) personal service establishments at 291 Queen Street; Assessor's Map 30A, Lot 2-6; R-15 (Single-Family Residential) zone; Focus Spaces, LLC, applicant.
 - c. Application #2541 - Special Permit for For-Profit School at Lots 10 & 11 Business Park Drive; Assessor's Map 3, Lots 10 & 11 Business Park Drive; IP-1 (Industrial Park) zone; Allstate Commercial Driver Training School, applicant.

- d. Application #2542 - Site Plan for For-Profit School at Lots 10 & 11 Business Park Drive; Assessor's Map 3, Lots 10 & 11 Business Park Drive; IP-1 (Industrial Park) zone; Allstate Commercial Driver Training School, applicant.
 - e. Application #2543 – Revision to an Approved Site Plan for a public school at 532 Stevens Street; Assessor's Map 50, Lot A+A1; R-15 (Single-Family Residential) zone; City of Bristol Board of Education, applicant.
4. New Business
- a. Discussion on Revisions: Application #2504 & #2505 – Special Permit and Site Plan for a Civic Facility at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant.
5. Public Hearings
- a. Application #2534 - Special Permit for a Motor Vehicle Repair Facility at 201 Terryville Road; Assessor's Map 67, Lot 17; I (General Industrial) zone; Wrenchrite Towing, LLC, applicant - PUBLIC HEARING CONTINUED FROM JULY 14, 2025.
 - b. Application #2535 - Special Permit for Motor Vehicle Service and Repair Facility at 200 Terryville Road - Units C & D; Assessor's Map 67, Lot 7-1; I (General Industrial) zone; Steven P. Merchant Sr./Ray's Carstar Auto Body, applicants.
 - c. Application #2536 - Proposed amendments to the Zoning Regulations to amend Section 6.3.3.B. - Temporary Structures to: 1) add placement requirements for the front yard; 2) limit the number of temporary structures to one; 3) add requirements for maintenance; Jeffrey Hayden, applicant.
6. Old Business
7. Staff Reports
- a. Zoning - July 2025
8. Communications
9. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, September 15, 2025